

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF DECEMBER 21, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, December 21, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

1. **89 Warren St (Radcliffeborough - Peninsula) TMS# 4601601099** – 0.17 ac. Request rezoning to include property in the School Overlay Zone (S). Zoned Diverse Residential (DR-1).
Owner: 89 Warren LLC
Applicant: Evans & Schmidt Architects
2. **10 Society and two vacant parcels on Society St (Peninsula) TMS# 4580104002, 004 & 021** – 0.62 ac. Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-2/WH).
Owner: Leonard Storage Co, Inc; John T. Leonard, Jr, Inc
Applicant: Southern Land Co
3. **32 Laurens St and a vacant parcel on Laurens St (Peninsula) TMS# 4580104003 & 4580102017** – 1.32 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed Use/Workforce Housing (MU-2/WH).
Owner: Multiple Owners
Applicant: Southern Land Co

SUBDIVISIONS

1. **Twin Lakes, Phase 2 (Cane Slash Rd – Johns Island) TMS# 3450000036** – 61.19 ac. 122 lots. Request approval of revised subdivision concept plan. Zoned Single-Family Residential (SR-1).
Owner: BMG III, LLC
Applicant: Stantec Consulting Services Inc.
2. **Maybank Village, Phase 3 (Maybank Hwy – Johns Island) TMS# 3130000248** – 10.33 ac. 35 lots. Request subdivision concept plan approval. Zoned General Business (GB).
Owner: Tidelands Bank c/o Beazer Homes, LLC
Applicant: HLA, Inc.
3. **Harbor View Rd (James Island) TMS# 4261100011** – 0.40 ac. 5 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-1F).
Owner: Thomas Rooke
Applicant: A.H. Schwacke & Assoc.
4. **Essex Village (Henry Tecklenburg Dr – West Ashley) TMS# 3090000003** – 12.66 ac. 41 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
Owner: Essex Farms, A Partnership
Applicant: Thomas & Hutton Engineering Co.
5. **Murraywood Rd (Johns Island) TMS# 3120000026 & 182** – 2.71 ac. 9 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1) and Single- & Two-Family Residential (STR).
Owner: Mama Lili, LLC
Applicant: Atlantic South Consulting Services

6. **Cainhoy South Residential (Point Hope Pkwy – Cainhoy) TMS# 2620000008** – 228.2 ac. 235 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
Owner: Cainhoy Land & Timber, LLC
Applicant: Thomas & Hutton Engineering Co.

ZONINGS

1. **771 Longbranch Dr (West Ashley) TMS# 3100100115** – 0.33 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Keith Gordon and Janet Wagner-Gordon
2. **204 Tall Oak Ave (West Ashley) TMS# 4181300066** – 0.22 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Trevor Owen Spencer
3. **1501, 1503, 1505, 1507, 1509, 1510, 1512, 1513 & 1514 Morgan Campbell Ct & a vacant parcel on Ashley Hall Rd (West Ashley) TMS# 3511200116, 213, 214, 215, 216, 217, 218, 219, 220 & 221** – approx. 1.418 ac. Request zoning of Diverse Residential (DR-1F). Zoned Mixed Style Residential (M-12) in Charleston County.
Owner: Multiple Owners
4. **Ashley Hall Plantation Rd (West Ashley) TMS# 3530000003 & 004** – approx. 44.59 ac. Request zoning of Single-Family Residential (SR-1) and Landmark Overlay Zone (LMK) on a portion of the properties. Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Estate of Rosina Kennerty Siegnious
5. **2319 Savannah Hwy (West Ashley) TMS# 3100600114** – 1.06 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.
Owner: HAG RE CDT LLC
6. **2947 Maybank Hwy (Johns Island) TMS# 3130000088** – 2.97 ac. Request zoning of Residential Office (RO). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Oak Family Properties LLC

APPROVAL OF MINUTES

Approval of minutes from previous meetings.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **Rhodes Crossing (West Ashley) TMS# 2860000001** – 52.1 ac. 3 lots. LB & DR-1F. Preliminary subdivision plat pending approval.
2. **River Road, Goldberg Property (Johns Island) TMS# 3120000064** – 26.4 ac. 2 lots. RR-1 & C. Preliminary subdivision plat under review.
3. **Church Creek Landing (West Ashley) TMS# 3550700003, 004** – 10.8 ac. 43 lots. PUD. Final subdivision plat pending approval.
4. **Maybank Village, Phase 2B (Johns Island) TMS# 3130000056, 057** – 33.7 ac. 101 lots. SR-6. Final

subdivision plat pending approval.

5. **Parcel Q-5-4 (Daniel Island) TMS# 2750000269** – 12.5 ac. 2 lots. DI-TC. Final subdivision plat pending approval.
6. **Stefan Drive Townhomes (James Island) TMS# 3430700146-148** – 0.7 ac. 8 lots. DR-12. Preliminary subdivision plat pending approval.
7. **130 Grove Street (Peninsula) TMS# 4631501053** – 0.3 ac. 2 lots. SR-2. Preliminary subdivision plat under review.
8. **Brigade Street Apartments (Peninsula) TMS# 4640000003, 017** – 15.9 ac. 3 lots. MU-2/WH. Preliminary subdivision plat pending approval.
9. **Parcel A, Charleston Regional Business Center (Cainhoy) TMS# 2670000129** – 11.7 ac. 3 lots. LI. Preliminary subdivision plat pending approval.
10. **Foundry Alley (Peninsula) TMS# 4590504156, 172, 174-177** – 0.9 ac. 14 lots. PUD. Preliminary subdivision plat pending approval.
11. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043** – 87.8 ac. 61 lots. PUD. Preliminary subdivision plat pending approval.
12. **Bolton's Landing, Phases 5A & 5B (West Ashley) TMS# 2860000003** – 33.2 ac. 52 lots. SR-1 (ND). Final subdivision plat pending approval.
13. **Shade Tree, Phase 1 (Johns Island) TMS# 2780000040** – 82.3 ac. 86 lots. PUD. Final subdivision plat pending approval.
14. **Lucky Road (James Island) TMS# 3410000026, 103** – 3.2 ac. 3 lots. SR-1. Final subdivision plat under review.
15. **123 & 125 Moultrie Street (Peninsula) TMS# 4600301039, 055** – 0.5 ac. 3 lots. DR-1. Final subdivision plat under review.
16. **Parcel BB, Phase 4 (Daniel Island) TMS# 2770000011** – 16.8 ac. 25 lots. DI-R. Final subdivision plat recorded.
17. **Old Towne Road (West Ashley) TMS# 4150000002** – 43.5 ac. 2 lots. SR-1. Preliminary subdivision plat approved.
18. **Carolina Bay, Phase 13A (West Ashley) TMS# 3070000004, 3090000054** – 21.0 ac. 55 lots. PUD. Final subdivision plat recorded.
19. **Whitney Lake, Phase 4 (Johns Island) TMS# 3120000143** – 24.6 ac. 53 lots. DR-6(ND). Final subdivision plat recorded.

Road Construction Plans

1. **Rhodes Crossing (West Ashley) TMS# 2860000001** – 52.1 ac. 3 lots. LB & DR-1F. Road construction plans under review.
2. **Hopewell Drive (Cainhoy) TMS# 2620000008** – 11.5 ac. R/W. PUD. Road construction plans under review.
3. **Gadsdenboro Park (Peninsula) TMS# 4580102063** – 1.6 ac. R/W. MU-2. Road construction plans pending approval.
4. **Foundry Alley (Peninsula) TMS# 4590504156, 172, 174-177** – 0.9 ac. 14 lots. PUD. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.